

Residential Plan Submittal Requirements

Townhouses and Detached Single Family Dwellings

ADDRESS OF PROJECT: _____

Return this form at time of permit application.

All required information must be incorporated in the submitted drawings. Each sheet of the plans must bear the original (not copied) wet stamp and signature of the State of Maryland licensed design professional. This applies to all other drawings such as electrical, structural, civil, mechanical, plumbing and so forth. In all cases the **minimum** number of plans required for each discipline is **three (3)**. **For new buildings include all civil and structural drawings.**

1. Completed and signed building permit applications. All information on the form must be filled out. If a section is not applicable to the proposed project mark the space "N/A".
2. Three copies of the **SITE PLAN**, showing the exact location of proposed structure drawn to scale. Site plans must indicate lot and block. Site plans must be folded individually.
3. Three (3) complete sets of drawings, drawn to scale with scale noted, are required. Plans must include mechanical, electrical, structural, civil and plumbing drawings. Plumbing plans are not required if in the jurisdiction of W.S.S.C.
 - All plans must include scaled and dimensioned floor plans, elevations, sections and details as appropriate.

NOTE: In accordance with the City of Rockville Zoning Ordinance, houses in the R-60, R-75, and R-90 Zones are allowed up to 35 feet in height, as measured from the mid-point of the pre-existing grade at the front of the house to the mid-point of the roof gable. The maximum height to the peak of the roof is 40 feet.

- Design of rated walls where required, including complete method of assembly, exactly as shown in the design manual identified.
 - Rated walls are required between townhouses, and for any exterior wall located three (3) feet or less from a property line.
 - Provide detail of the footing depth to include frost protection depth.
 - Location and opening size for emergency egress windows.
 - Stair details for riser, tread, and handrail size and locations.
 - Attic/crawl space information including, height, ventilation and access opening size and location.
 - Provide all information on roofing system (i.e., flamespread, material, type and class).
 - Provide specifications of waterproofing and daintile system.
 - Chimney- Fireplace details, note actual model numbers for pre-fabricated units.
 - Provide information on firestopping and draftstopping materials.
4. Three (3) copies of electrical drawings and schedules.
 - Provide information pertaining to the equipment, fixtures, appliances, wiring methods and materials.
 - Provide locations of all smoke detectors.

- Indicate locations of all outlets, fixtures and electrical panel(s) (indicate amperage for service).
 - Provide load/demand calculations. (For determining size of service).
 - Provide information on the grounding electrode and grounded electrode conductor. Will a concrete encased electrode be used?
 - Provide information on how wiring is to be protected from damage. (As found in 2008 NEC-70, Section 300-4)
 - **NOTE: All electrical outlet/fixture boxes used in walls/ceilings required to carry a fire rating must be listed for use in rated assemblies.**
5. Three (3) copies of mechanical drawings, schedules and equipment and design information.
 - Include gas riser diagrams, identifying the required demand of all attached appliances in cubic feet per hour.
 - The design of the system shall be identified. (i.e.: ½ psi, etc.)
 - Include location of equipment and venting/discharge locations.
 6. Three (3) copies of plumbing drawings, showing riser diagrams, for both water and DWV, and floor plan layouts.
 - Provide depth and location of water and sewer lines.
 - Provide pipe size and material information.
 - Provide information on cut-off valves and access locations. (Cut-off's are required for all fixtures. Must provide access to valves.)
 - Provide information on any backflow and/or frost-proof protection.
 - Plumbing water demand calculations must be included in the permit submission. Calculations must be accomplished per the requirements found in the International Residential Code (IRC) Chapter 29.
 7. Three (3) copies of structural drawings.
 - Include all structural load information and calculations.
 - Include unbalanced fill calculations and conditions.
 - Include soil-bearing strength.
 - Include concrete design strength information for both footings and walls.
 - Include wind load and speed information and calculations.
 - Include reinforcement steel placement in footings and walls. (If required)
 - Include footing detail for a stepfooting with reinforcement steel placement. (If required)
 - Include design details and calculations for all framing of pre-manufactured systems. Information shall bear the design professional's seal. (State of MD Structural Engineer.)
 8. Energy calculations for all new buildings shall be incorporated into the building plans.
 Use MEC-Check, access to program is free through the Internet.
http://www.eren.doe.gov/building/codes_standards/buildings/

Letters from electrical, mechanical, plumbing subcontractors and concrete testing company on their letterhead.
 (Only required for new home construction)

I hereby do certify that all information given above is correct and accurate and has been included as part of the submitted plans.

PRINTED NAME

SIGNATURE

TITLE

DATE

**FAILURE TO PROVIDE ALL REQUIRED INFORMATION WILL BE CAUSE FOR REJECTION AND/OR
 SUSPENSION OF THIS APPLICATION FOR PERMIT.**